

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA – REVISED (April 6, 2000)

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

APRIL 12, 2000

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

A. CPA 99-00025 - COMPREHENSIVE PLAN LAND USE ELEMENT

(Continued from March 15, 2000)

Notice of the initial hearing on this proposal was originally provided on December 17, 1999. The Planning Commission conducted hearings on the proposal on January 19 and March 15, 2000. The Planning Commission hearings will be continued on April 12, 2000. As originally described, "The proposed amendment will replace the existing Land Use Element. The proposal intends to complete Metro requirements related to land use requirements in local jurisdiction comprehensive plans. Both map and text changes will be included in the proposal." Metro Code Section 3.07.130 requires local governments identify Design Type Boundaries. The proposed amendment modifies the Land Use Element to more specifically identify the Metro Design Types, to specify boundaries and to collate common policies among the design types. Existing language will be modified to the extent that information can be made more clear, concise or consistent with other sections of the same element. In addition, the proposed amendment may:

- Remove references to the City's housing program and relocate them to the Housing/Economy Element;
- Remove references to the City's Urban Services Area and relocate them to the Public Services Element;
- Amend the Comprehensive Plan map to coincide with Land Use Element text changes; and
- Place text provisions related to specific sub-areas of the City, such as the Downtown and the Murray/Scholls Town Center, in separate documents as addenda to the Comprehensive Plan.

B. CPA99-00005/CPA99-00006 (Ord. #s to be determined) -- LOCAL WETLAND INVENTORY

(Continued from March 22, 2000)

The proposed amendment implements Periodic Review Order #00717 (formerly WO#00628), Work Task # 3 - Goal 5 Inventory. This work task amends Beaverton's Comprehensive Plan by adding supporting data to the Local Wetland Inventory and Riparian Assessment and text to the Comprehensive Plan explaining the purpose of the map. The map amendment (CPA99005) would bring the City of Beaverton

Comprehensive Plan Maps up to date with respect to Natural Resources by implementing Goal 5 requirements to prepare and adopt a Local Wetland Inventory and Riparian Assessment.

The map proposal amends Beaverton's Comprehensive Plan Significant Natural Resource map to update the 1984 data by adding Local Wetland Inventory and Riparian Assessment map areas, information required under Statewide Planning Goal 5. The Map was prepared according to the methodology prescribed by Goal 5 implementing regulations (OAR 660-23-090 AND OAR 660-23-100). The text portion of the amendment (CPA99006) adopts the supporting documents, including the methodology for implementing Goal 5 Local Wetland Inventory and Riparian Assessment regulations (OAR 660-23-090 AND OAR 660-23-100).

C. TA 2000-0001 -- PARKING STANDARDS TEXT AMENDMENT

(Continued from April 5, 2000)

The proposal would, if approved, amend the City's parking standards by deleting the parking tables and text found in Section 20.20.70. and modifying the text and parking ratios in Section 60.20. The parking ratios to be modified will affect some nonresidential land uses.

NEW BUSINESS

PUBLIC HEARINGS

A. TA 2000-0004 -- TITLE 4 IMPLEMENTATION TEXT AMENDMENT

The Planning Commission will hear a City-initiated proposal on amending Section 20.15.05.2.B.3. of the Development Code. The proposal would, if approved, limit the amount of retail uses in the Campus Industrial (CI) zone to 60,000 gross square feet of building area. This amendment is proposed to bring the City into compliance with Metro title 4 provisions.

B. TA 2000-0005 -- TITLE 2 AND FEMA IMPLEMENTATION TEXT AMENDMENT

The Planning Commission will hear a City-initiated proposal on amending the City's Development Code which would, if approved, revise the City's parking standards consistent with Metro Title 2 requirements, amend the City's existing site development and flood plain regulations for further compliance with flood plain protection mandated by the Federal Emergency Management Agency (FEMA), and other amendments to the Code.

APPROVAL OF MINUTES FOR MARCH 15 AND 22, 2000

APPROVAL OF ORDERS

A. TA 99-00015 -- APPLICATION SUBMITTALS

(Continued from April 5, 2000)

This City-initiated Development Code text amendment will, if approved, standardize application submittal requirements and add a provision for the enforcement of conditions for approval. The proposed amendments will affect all development and all properties within the City of Beaverton.

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.